Manitoba
Housing

Rent
Regulation
Bureau

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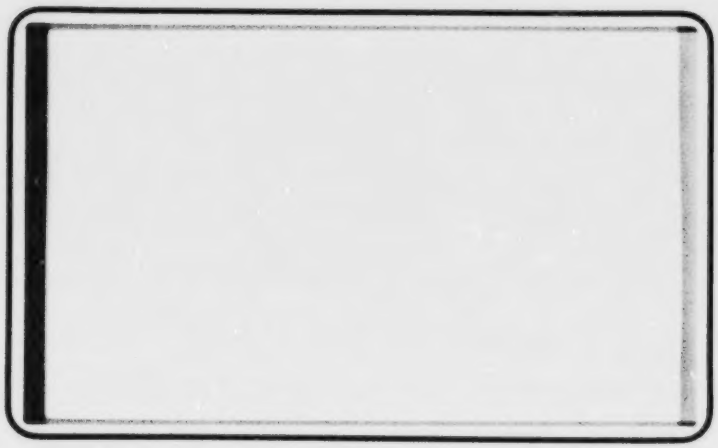

MG-12290

RENT REGULATION PROGRAM

ANNUAL REPORT

FOR THE YEAR ENDED

MARCH 31, 1984

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COMPARATIVE

SUMMARY

FISCAL YEAR ACTIVITIES SUMMARY ON A COMPARATIVE BASIS

The 1983/84 fiscal year reflects activities pertaining to three calendar years. Landlord applications for rent increases above the respective guideline amounts for the three years represented the major workload for the Rent Regulation Bureau. Applications for 1982 rent increases on 2,297 rental units were finalized; 1983 increases made up the bulk with 8,446 units processed, and 1,794 recommendations were issued on rent increases effective early in 1984.

The volume of tenant objections to rent increases at or below the guideline amounts was insignificant in relation to the total number of increases taken at or below the guideline amounts. Approximately 80% of all Manitoba rental units experience increases at or below the guideline each year in Manitoba. Based on these proportions, it appears that by and large tenants availed themselves of objection provisions in the legislation sparingly and are responsible partners in Landlord and Tenant affairs.

With the program's commencement on August 1, 1982, the main thrust was directed toward processing 1982 landlord applications. The beginning of the 1983/84 fiscal year saw some 80% of this process completed and the Bureau began to monitor industry compliance with all aspects of the legislation. The vast majority of the 1,703 non-compliance cases that were handled by the Bureau were resolved on a voluntary basis on the part of the landlord. In most instances, landlords were not fully aware or misinterpreted the various aspects of the legislation, but were quite willing to adjust rents once contacted by the Bureau. All compliance statistics are reported for the year in which the outstanding issues were resolved.

The appeal process provides both landlords and tenants an opportunity to have Rent Regulation Officers' recommendations reviewed by an independent body - an appeal panel. Panel members are private citizens from all walks of life who are appointed by the Provincial Government.

The sequential nature of the Rent Regulation Program delays the appearance of appeal statistics that correspond to processed applications by approximately 2 months. It is for this reason that the 1983/84 fiscal year ratio of 3,680 appealed to 12,537 processed recommendations, or about 1 in 3, is more indicative of true developments than the 1982/83 fiscal year proportion of 1 in 6.

During the 1983/84 fiscal year, appeal panels heard presentations seeking approval for rehabilitation projects containing 172 rental units. Applications for temporary exemptions from rent regulation were considered on behalf of 126 rental units by appeal panels.

COMPARATIVE SUMMARY

ACTIVITIES		PROCESSED IN FISCAL YEAR ENDING: MARCH 31, 1984	MARCH 31, 1983*
LANDLORD APPLICATIONS FOR RENT INCREASES			
- EFFECTIVE	1982	2,297	13,116
	1983	8,446	667
	1984	1,794	-
	TOTAL	12,537	13,783
TENANT OBJECTIONS TO GUIDELINE OR LESS INCREASES			
- EFFECTIVE	1982	23	56
	1983	235	47
	1984	25	-
	TOTAL	283	103
COMPLIANCE CASES			
- RESOLVED IN	1982	-	-
	1983	1,317	1
	1984	386	-
	TOTAL	1,703	1
APPEALED RECOMMENDATIONS			
- EFFECTIVE	1982	2,013	2,184
	1983	1,617	1
	1984	50	-
	TOTAL	3,680	2,185
APPLICATIONS FOR REHABILITATION			
- EFFECTIVE	1982	-	765
	1983	88	22
	1984	84	-
	TOTAL	172	787
APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)			
- EFFECTIVE	1982	42	622
	1983	84	-
	1984	-	-
	TOTAL	126	622

* 8-MONTH PERIOD (AUGUST 1, 1982 - MARCH 31, 1983)

ACTIVITIES EXTENDING ACROSS FISCAL YEARS

For the purpose of reporting under The Residential Rent Regulation Act the rental year coincides with the calendar year.

The annually determined guideline amount which establishes the threshold above which rent increases must be approved by the Rent Regulation Bureau is set on a calendar year basis. Consequently, the effective date of the rent increase determines the year under which the increase will be reported by the Bureau.

The Residential Rent Regulation Act requires that a report on the administration of this Act be tabled and that this report shall be on a fiscal year basis. Activities of the Bureau during the 1983/84 fiscal year (April, 1983 to March, 1984) include unresolved 1982, most 1983, and early 1984 rent increases. The statistical tables in this report identify the year of the rent increase, or other related matters, in the heading. The volume of the respective activities handled during the fiscal year is shown under the applicable column. The column headed 'TOTAL' reflects the position at the end of the 1983/84 fiscal year.

In evaluating Statistical Summary Tables it should be noted that the 1982/83 fiscal year consists of only 8 months (August 1, 1982 - March 31, 1983).

SECTION I

1982

RENT

INCREASES

1982 ACTIVITIES

Applications:

The 1983/84 fiscal year commenced with landlord applications from 1982 - for rent increases above the 1982 guideline amount of 9% and relating to 3,154 units - being carried forward into the new fiscal year. Applications concerning 375 units were deleted for a variety of reasons (e.g. duplicate count, owner occupied suite, etc.). The 482 pending units consisted of applications involved in court proceedings and those forming part of expanded non-compliance cases. The remaining 2,297 units were fully finalized and added to the units processed in the previous fiscal year. This brought the completion rate for 1982 applications to 97%.

Objections:

Tenant objections to rent increases at or below the guideline amount formed only a small part of the Rent Regulation Bureau's activities. This alleviated earlier concerns by the industry about the potential for abuse that these provisions might create. The very small percentage of rejections that were deemed frivolous, adds to the degree of responsibility demonstrated by tenants who availed themselves of their right to object.

For each tenant objection to an increase at or below the guideline amount there were 27 tenant objections to increases above the guideline for a total of 2,242. A landlord must apply for increases above the guideline whether or not a tenant objects to the increase. It is for this reason that tenant objections for increases above the guideline are not specifically reflected in any of the following statistical tables. They are a component within the number of landlord applications and are resolved through that process. Their magnitude is of some importance since it demonstrates tenants' concerns with proposed rent increases.

Rehabilitation:

The Residential Rent Regulation Act has made certain provisions for the rehabilitation of older rental buildings. Applications for project approval are directed to the Rent Appeals Branch. Projects affecting 765 rental units were processed in the previous fiscal year with 664 approvals and 101 rejections. The current fiscal year saw no carry-over of 1982 rehabilitation applications.

Exemptions:

Application for temporary exemption from rent increase limitations may be made to the Rent Appeals Branch following the successful completion of an approved rehabilitation project. Application for exemption was made and approval granted for projects containing 42 rental units. 622 units had already received exempt status during the previous fiscal year.

STATISTICAL SUMMARY FOR MANITOBA

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	3,154	-	-
APPLIED	16,270	(375)	15,895	100.0
PROCESSED	13,116	2,297	15,413	97.0
PENDING	3,154	482	482	3.0
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	1,933	1,384	3,317	21.5
- RENT ALLOWED AS REQUESTED	2,975	479	3,454	22.4
- ALLOWED LESS THAN REQUESTED	8,208	434	8,642	56.1
	13,116	2,297	15,413	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	10	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	66	16	82	100.0
PROCESSED	56	23	79	96.3
PENDING	10	3	3	3.7
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	14	5	19	24.0
- LANDLORD REQUESTED RENT UPHELD	34	16	50	63.3
- LANDLORD REQUESTED RENT REDUCED	6	1	7	8.9
- OBJECTIONS REJECTED	2	1	3	3.8
	56	23	79	100.0

STATISTICAL SUMMARY FOR MANITOBA

APPEALED 1982 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	1,669	-	-
APPEALS BY LANDLORDS	3,655	290	3,945	94.0
APPEALS BY TENANTS*	198+32	54+14	252+46	6.0
TOTAL UNITS APPEALED	3,853	344	4,197	100.0
APPEALS PROCESSED	2,184	2,013	4,197	100.0
PENDING	1,669	-	-	-
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	564	668	1,232	29.3
- RECOMMENDATION INCREASED	1,511	976	2,487	59.3
- RECOMMENDATION DECREASED	109	369	478	11.4
	2,184	2,013	4,197	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR MANITOBA

1982 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	765	-	765	100.0
PROCESSED	765	-	765	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	664	-	664	86.8
- REJECTED	101	-	101	13.2
	765	-	765	100.0

APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	622	42	664	100.0
PROCESSED	622	42	664	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	622	42	664	100.0
- REJECTED	-	-	-	-
	622	42	664	100.0

STATISTICAL SUMMARY FOR WINNIPEG

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	2,685	-	-
APPLIED	14,471	(190)	14,281	100.0
PROCESSED	11,786	2,029	13,815	96.7
PENDING	2,685	466	466	3.3
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	1,609	1,317	2,926	21.2
- RENT ALLOWED AS REQUESTED	2,426	452	2,878	20.8
- ALLOWED LESS THAN REQUESTED	7,751	260	8,011	58.0
	11,786	2,029	13,815	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	7	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	51	16	67	100.0
PROCESSED	44	20	64	95.5
PENDING	7	3	3	4.5
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	12	3	15	23.4
- LANDLORD REQUESTED RENT UPHELD	24	15	39	60.9
- LANDLORD REQUESTED RENT REDUCED	6	1	7	11.0
- OBJECTIONS REJECTED	2	1	3	4.7
	44	20	64	100.0

STATISTICAL SUMMARY FOR WINNIPEG

APPEALED 1982 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	1,568	-	-
APPEALS BY LANDLORDS	3,514	228	3,742	94.4
APPEALS BY TENANTS*	189+32	35+11	224+43	5.6
TOTAL UNITS APPEALED	3,703	263	3,966	100.0
APPEALS PROCESSED	2,135	1,831	3,966	100.0
PENDING	1,568	-	-	-
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	562	549	1,111	28.0
- RECOMMENDATION INCREASED	1,464	941	2,405	60.6
- RECOMMENDATION DECREASED	109	341	450	11.4
	2,135	1,831	3,966	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR WINNIPEG

1982 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	623	-	623	100.0
PROCESSED	623	-	623	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	622	-	622	99.8
- REJECTED	1	-	1	0.2
	623	-	623	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	622	-	622	100.0
PROCESSED	622	-	622	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	622	-	622	100.0
- REJECTED	-	-	-	-
	622	-	622	100.0

STATISTICAL SUMMARY FOR RURAL MANITOBA

LANDLORD APPLICATIONS FOR 1982 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	469	-	-
APPLIED	1,799	(185)	1,614	100.0
PROCESSED	1,330	268	1,598	99.0
PENDING	469	16	16	1.0
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	324	67	391	24.5
- RENT ALLOWED AS REQUESTED	549	27	576	36.0
- ALLOWED LESS THAN REQUESTED	457	174	631	39.5
	1,330	268	1,598	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	3	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	15	-	15	100.0
PROCESSED	12	3	15	100.0
PENDING	3	-	-	-
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	2	2	4	26.7
- LANDLORD REQUESTED RENT UPHELD	10	1	11	73.3
- LANDLORD REQUESTED RENT REDUCED	-	-	-	-
- OBJECTIONS REJECTED	-	-	-	-
	12	3	15	100.0

STATISTICAL SUMMARY FOR RURAL MANITOBA

APPEALED 1982 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	101	-	-
APPEALS BY LANDLORDS	141	62	203	87.9
APPEALS BY TENANTS*	9	19+3	28+3	12.1
TOTAL UNITS APPEALED	150	81	231	100.0
APPEALS PROCESSED	49	182	231	100.0
PENDING	101	-	-	-
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	2	119	121	52.4
- RECOMMENDATION INCREASED	47	35	82	35.5
- RECOMMENDATION DECREASED	-	28	28	12.1
	49	182	231	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR RURAL MANITOBA

1982 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	142	-	142	100.0
PROCESSED	142	-	142	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	42	-	42	29.6
- REJECTED	100	-	100	70.4
	142	-	142	100.0

APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1982	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	42	42	100.0
PROCESSED	-	42	42	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	42	42	100.0
- REJECTED	-	-	-	-
	-	42	42	100.0

1982 STATISTICAL OVERVIEW

RENT LEVELS:

Table I-1 reflects rent levels based on data contained in landlord applications for increases and the results of Rent Regulation Officer recommendations. The 1983/84 fiscal year column shows only rent levels calulated on the basis of the remaining 1982 applications that were carried forward and processed during the current fiscal year. Due to the residual nature of this data, these levels do not represent fair averages but were included for the purpose of uniform formatting of a fiscal year report.

Winnipeg had the highest rent level in dwellings that had rent increases above the guideline submitted to the Bureau for approval. At $254.00 the City of Thompson had the lowest average rents prior to the 1982 increase. Landlord applications sought to raise the average level to $285.00 while Bureau recommendations averaged $282.00. With only an average $3.00 difference between the rents requested by landlords and the rents recommended by the Bureau, applications originating in Thompson came closest in justifying requested new rents.

Bureau recommendations that were subsequently appealed by tenants reflected a relatively high average rent level of $364.00 (Table I - 7) versus the overall Manitoba recommended average of $326.00 (Table I - 1). Conversely, recommendations that were appealed by landlords had a lower average rent level at $317.00 (Table I - 10) than the overall average of $326.00.

RENT INCREASES:

Tables I - 2 and I - 3 identify the average percentage and dollar increases requested by landlords along with the amounts recommended by the Bureau.

The City of Thompson which has the highest vacancy rate of the listed communities, requested the lowest percentage and dollar rent increases. With the exception of Dauphin, amounts recommended by the Bureau are within a narrow range which suggests that increases in operating expenses for rental properties are similar across the Province.

The average increase recommended for units that were appealed by tenants came to $45.00 (Table I - 9) versus the overall recommended increase of $29.00 (Table I - 3). Tenants benefitted by appealing to the extent that the final average increase granted was reduced to $40.00. Again, the converse holds true in cases where landlords appealed. The average amount recommended for units that were subsequently appealed was $26.00 (Table I - 12) versus the overall average of $29.00. Landlords' appeals caused the average on units that were appealed to rise from $26.00 to $32.00.

1982

TABLE I-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE			AFTER RECOMMENDATION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	302	315	303	351	364	352	331	357	332
BRANDON	259	246	258	315	258	314	283	308	284
DAUPHIN	237	323	281	307	364	336	298	360	329
PORTAGE LA PRAIRIE	272	225	267	326	293	322	301	289	300
SELKIRK	291	264	293	333	300	336	324	300	326
THE PAS	-	-	-	-	-	-	-	-	-
THOMPSON	260	225	254	291	259	285	290	246	282
NORTHERN REGION	199	45	99	260	65	134	231	58	119
SOUTHERN REGION	172	65	152	201	77	178	189	73	168
RURAL	245	196	235	279	227	268	274	218	262
MANITOBA	297	289	297	345	335	345	326	327	326

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE I-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	16.2	15.6	16.2	9.6	13.3	9.6
BRANDON	21.6	4.9	21.7	9.3	25.2	10.1
DAUPHIN	29.5	12.7	19.6	25.7	11.5	17.1
PORTAGE LA PRAIRIE	19.9	30.2	20.6	10.7	28.4	12.4
SELKIRK	14.4	13.6	14.7	11.3	13.6	11.3
THE PAS	-	-	-	-	-	-
THOMPSON	11.9	15.1	12.2	11.5	9.3	11.0
NORTHERN REGION	30.7	44.4	35.4	16.1	28.9	20.2
SOUTHERN REGION	16.9	18.5	17.1	9.9	12.3	10.5
RURAL	13.9	15.8	14.0	11.8	11.2	11.5
MANITOBA	16.2	15.9	16.2	9.8	13.1	9.8

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE I-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	49	49	49	29	42	29
BRANDON	56	12	56	24	62	26
DAUPHIN	70	41	55	61	37	48
PORTAGE LA PRAIRIE	54	68	55	29	64	33
SELKIRK	42	36	43	33	36	33
THE PAS	-	-	-	-	-	-
THOMPSON	31	34	31	30	21	28
NORTHERN REGION	61	20	35	32	13	20
SOUTHERN REGION	29	12	26	17	8	16
RURAL	34	31	33	29	22	27
MANITOBA	48	46	48	29	38	29

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE I-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	PRIOR TO RENT INCREASE 1983/84 FISCAL YR.	PRIOR TO RENT INCREASE TOTAL 1982	AFTER RENT INCREASE 1982/83 FISCAL YR.	AFTER RENT INCREASE 1983/84 FISCAL YR.	AFTER RENT INCREASE TOTAL 1982
WINNIPEG	284	309	295	334	360	346
BRANDON	263	270	266	308	337	321
RURAL	242	241	241	279	286	286
MANITOBA	283	304	293	333	354	343

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	AFTER RECOMMENDATION 1983/84 FISCAL YR.	AFTER RECOMMENDATION TOTAL 1982	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1982
WINNIPEG	312	336	323	318	339	328
BRANDON	271	282	276	275	297	285
RURAL	261	276	275	276	274	274
MANITOBA	311	331	320	317	334	325

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1982	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1982	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1982
WINNIPEG	17.6	16.5	17.3	9.9	8.7	9.5	12.0	9.7	11.2
BRANDON	17.1	24.8	20.7	3.0	4.4	3.8	4.6	10.0	7.1
RURAL	15.3	18.7	18.7	7.9	14.5	14.1	14.0	13.7	13.7
MANITOBA	17.7	16.4	17.1	9.9	8.9	9.2	12.0	9.9	10.9

TABLE I-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1982	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1982	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1982
WINNIPEG	50	51	51	28	27	28	34	30	33
BRANDON	45	67	55	8	12	10	12	27	19
RURAL	37	45	45	19	35	34	34	33	33
MANITOBA	50	50	50	28	27	27	34	30	32

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	278	385	329	320	454	383
BRANDON	-	181	181	-	267	267
RURAL	-	255	255	-	322	322
MANITOBA	278	354	319	320	423	375

LOCATION	AFTER RECOMMENDATION			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	313	437	372	311	432	368
BRANDON	-	209	209	-	209	209
RURAL	-	319	319	-	299	299
MANITOBA	313	408	364	311	399	359

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1982

TABLE I-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	15.1	17.9	16.4	12.6	13.5	13.1	11.9	12.2	11.9
BRANDON	-	47.5	47.5	-	15.5	15.5	-	15.5	15.5
RURAL	-	26.3	26.3	-	25.1	25.1	-	17.3	17.3
MANITOBA	15.1	19.5	17.6	12.6	15.3	14.1	11.9	12.7	12.5

TABLE I-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	42	69	54	35	52	43	33	47	39
BRANDON	-	86	86	-	28	28	-	28	28
RURAL	-	67	67	-	64	64	-	44	44
MANITOBA	42	69	56	35	54	45	33	45	40

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	PRIOR TO RENT INCREASE 1983/84 FISCAL YR.	PRIOR TO RENT INCREASE TOTAL 1982	AFTER RENT INCREASE 1982/83 FISCAL YR.	AFTER RENT INCREASE 1983/84 FISCAL YR.	AFTER RENT INCREASE TOTAL 1982
WINNIPEG	284	304	293	335	354	344
BRANDON	263	278	269	308	344	323
RURAL	242	237	237	279	277	278
MANITOBA	283	300	291	334	349	341

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	AFTER RECOMMENDATION 1983/84 FISCAL YR.	AFTER RECOMMENDATION TOTAL 1982	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1982
WINNIPEG	312	330	320	319	334	326
BRANDON	271	289	278	275	305	288
RURAL	261	265	265	276	267	268
MANITOBA	311	325	317	318	329	323

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	18.0	16.4	17.4	9.9	8.6	9.2	12.3	9.9	11.3
BRANDON	17.1	23.7	20.1	3.0	4.0	3.3	4.6	9.7	7.1
RURAL	15.3	16.9	17.3	7.9	11.8	11.8	14.0	12.7	13.1
MANITOBA	18.0	16.3	17.2	9.9	8.3	8.9	12.4	9.7	11.0

TABLE I-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1982
WINNIPEG	51	50	51	28	26	27	35	30	33
BRANDON	45	66	54	8	11	9	12	27	19
RURAL	37	40	41	19	28	28	34	30	31
MANITOBA	51	49	50	28	25	26	35	29	32

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

SECTION II

1983

RENT

INCREASES

1983 ACTIVITIES

APPLICATIONS:

More than half of the applications (units) relating to 1983 rent increases were received prior to the commencement of the 1983/84 fiscal year. In the course of the current fiscal year the Rent Regulation Bureau processed 8,446 rental units for a completion rate of 95%.

OBJECTIONS:

Tenant objections to 1983 rent increases at or below the guideline amount of 8% showed a marked rise over 1982 objections but were still rather insignificant in overall terms. About 4 in 1,000 objected. The increase in objections can probably be attributed to the greater awareness among tenants of their rights under the program. In percentage terms, more 1983 tenant objections resulted in a rent reduction than was the case in 1982 (1982: 8.9% - 1983: 20.2%).

A similar rise was recorded in tenant objections to rent increases above the guideline (3,320 versus 2,242 in 1982).

APPEALS:

Almost 80% of all appeals to 1983 rent increase recommendations were processed within the 1983/84 fiscal year. The approximately 20% that remained unprocessed represent the normal amount that can be expected to shift into subsequent fiscal years on an ongoing basis.

REHABILITATION:

Rehabilitation applications for 1983 projects related to 110 rental units. Projects affecting 22 units were processed in the previous fiscal year. The remaining 88 units were processed by the end of the 1983/84 fiscal year, resulting in 100 units approved for rehabilitation projects and 10 units being rejected.

EXEMPTIONS:

By the end of the 1983/84 fiscal year, 84 of the 100 rental units that were approved for rehabilitation had applied for temporary exempt status. Application for exemption is normally made immediately following the completion of an approved rehabilitation project. Applications for exemption on 16 rehabilitation approved rental units had not yet been received by fiscal year end.

STATISTICAL SUMMARY FOR MANITOBA

LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	4,180	-	-
APPLIED	4,847	4,743	9,590	100.0
PROCESSED	667	8,446	9,113	95.0
PENDING	4,180	477	477	5.0
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	87	624	711	7.8
- RENT ALLOWED AS REQUESTED	79	3,354	3,433	37.7
- ALLOWED LESS THAN REQUESTED	501	4,468	4,969	54.5
	667	8,446	9,113	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	149	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	196	174	370	100.0
PROCESSED	47	235	282	76.2
PENDING	149	88	88	23.8
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	9	83	92	32.6
- LANDLORD REQUESTED RENT UPHELD	22	70	92	32.6
- LANDLORD REQUESTED RENT REDUCED	16	41	57	20.2
- OBJECTIONS REJECTED	-	41	41	14.6
	47	235	282	100.0

STATISTICAL SUMMARY FOR MANITOBA

APPEALED 1983 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	43	-	-
APPEALS BY LANDLORDS	18	1,393	1,411	67.9
APPEALS BY TENANTS*	26	641+18	667+18	32.1
TOTAL UNITS APPEALED	44	2,034	2,078	100.0
APPEALS PROCESSED	1	1,617	1,618	77.9
PENDING	43	460	460	22.1
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	1	869	870	53.8
- RECOMMENDATION INCREASED	-	588	588	36.3
- RECOMMENDATION DECREASED	-	160	160	9.9
	1	1,617	1,618	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR MANITOBA

1983 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	26	-	-
APPLIED	48	62	110	100.0
PROCESSED	22	88	110	100.0
PENDING	26	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	22	78	100	90.9
- REJECTED	-	10	10	9.1
	22	88	110	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	84	84	100.0
PROCESSED	-	84	84	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	42	42	50.0
- REJECTED	-	42	42	50.0
	-	84	84	100.0

STATISTICAL SUMMARY FOR WINNIPEG

LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	3,749	-	-
APPLIED	4,394	4,568	8,962	100.0
PROCESSED	645	7,898	8,543	95.3
PENDING	3,749	419	419	4.7
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	75	543	618	7.2
- RENT ALLOWED AS REQUESTED	74	3,256	3,330	39.0
- ALLOWED LESS THAN REQUESTED	496	4,099	4,595	53.8
	645	7,898	8,543	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	101	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	112	154	266	100.0
PROCESSED	11	202	213	80.1
PENDING	101	53	53	19.9
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	8	72	80	37.6
- LANDLORD REQUESTED RENT UPHELD	2	61	63	29.6
- LANDLORD REQUESTED RENT REDUCED	1	41	42	19.7
- OBJECTIONS REJECTED	-	28	28	13.1
	11	202	213	100.0

STATISTICAL SUMMARY FOR WINNIPEG

APPEALED 1983 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	42	-	-
APPEALS BY LANDLORDS	18	1,354	1,372	67.5
APPEALS BY TENANTS*	25	637+18	662+18	32.5
TOTAL UNITS APPEALED	43	1,991	2,034	100.0
APPEALS PROCESSED	1	1,574	1,575	77.4
PENDING	42	459	459	22.6
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	1	866	867	55.0
- RECOMMENDATION INCREASED	-	568	568	36.1
- RECOMMENDATION DECREASED	-	140	140	8.9
	1	1,574	1,575	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR WINNIPEG

1983 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	26	-	-
APPLIED	48	56	104	100.0
PROCESSED	22	82	104	100.0
PENDING	26	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	22	78	100	96.2
- REJECTED	-	4	4	3.8
	22	82	104	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	84	84	100.0
PROCESSED	-	84	84	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	42	42	50.0
- REJECTED	-	42	42	50.0
	-	84	84	100.0

STATISTICAL SUMMARY FOR RURAL MANITOBA

LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	431	-	-
APPLIED	453	175	628	100.0
PROCESSED	22	548	570	90.8
PENDING	431	58	58	9.2
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	12	81	93	16.3
- RENT ALLOWED AS REQUESTED	5	98	103	18.1
- ALLOWED LESS THAN REQUESTED	5	369	374	65.6
	22	548	570	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	48	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	84	20	104	100.0
PROCESSED	36	33	69	66.3
PENDING	48	35	35	33.7
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	1	11	12	17.4
- LANDLORD REQUESTED RENT UPHELD	20	9	29	42.0
- LANDLORD REQUESTED RENT REDUCED	15	-	15	21.7
- OBJECTIONS REJECTED	-	13	13	18.9
	36	33	69	100.0

STATISTICAL SUMMARY FOR RURAL MANITOBA

APPEALED 1983 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	1	-	-
APPEALS BY LANDLORDS	-	39	39	88.6
APPEALS BY TENANTS*	1	4	5	11.4
TOTAL UNITS APPEALED	1	43	44	100.0
APPEALS PROCESSED	-	43	43	97.7
PENDING	1	1	1	2.3
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	-	3	3	7.0
- RECOMMENDATION INCREASED	-	20	20	46.5
- RECOMMENDATION DECREASED	-	20	20	46.5
	-	43	43	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR RURAL MANITOBA

1983 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	6	6	100.0
PROCESSED	-	6	6	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	6	6	100.0
	-	6	6	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1983	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	-	-	-
PROCESSED	-	-	-	-
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	-	-	-
	-	-	-	-

1983 STATISTICAL OVERVIEW

RENT LEVELS:

Table II - 1 shows that average rent levels on dwellings that had rent increases above the guideline submitted to the Rent Regulation Bureau for approval were highest in Winnipeg. Although Winnipeg and Manitoba rent levels of $330.00 and $322.00 in effect prior to the 1983 rent increase correspond closely to the final 1982 rent levels for these two areas as recommended by the Bureau, this relationship seems purely coincidental. Rental units that requested above guideline increases in 1982 did not necessarily apply again in 1983 for increases above the guideline amount. The absence of a common data base for 1982 and 1983 precludes any comparison on a rent level basis.

After recommendations were issued the overall Manitoba average rent level for applied units had risen to $355.00. Similarly to the previous year, Bureau recommendations that were appealed by tenants reflected a relatively high average rent level of $379.00 (Table II - 7). Again, recommendations that were appealed by landlords had a lower average rent level at $357.00 although, this was higher than the overall recommendations (Table II - 10).

RENT INCREASES:

Tables II - 2 and II - 3 reflect the average percentage and dollar increases requested by landlords as well as the amounts recommended by the Bureau. The average increase recommended across the province was 10.2% or $33.00.

The average recommended increase on appealed units was $32.00. This average consists of two components:

i) average recommended increase of tenant appealed units at $44.00, and

ii) average recommended increase of landlord appealed units at $24.00.

The 1982 appeal process caused 70.7% of appealed recommendations to be varied, resulting in an average upward adjustment of $5.00 to the final approved increase. By way of comparison, the 1983 appeal process caused 46.2% of appealed recommendations to be varied resulting in an average upward adjustment of only $1.00 to the final approved increase. This $1.00 adjustment brought the average amount of increase approved on all appealed units to $33.00 which coincides with the average amount recommended by the Bureau for all units that applied for an increase above the guideline. The corresponding 1982 figures were $32.00 and $29.00 respectively.

It would appear that during the first full fiscal year of program operations the appeal function within the Bureau has shifted from adjusting pre-program existing anomalies in rental structures to correcting occasional administratively applied inequities in program delivery.

1983

TABLE II-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE			AFTER RECOMMENDATION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	196	340	330	222	386	374	217	374	363
BRANDON	269	299	298	337	356	356	299	339	338
DAUPHIN	-	X	X	-	X	X	-	X	X
PORTAGE LA PRAIRIE	-	76	76	-	115	115	-	112	112
SELKIRK	-	175	175	-	218	218	-	216	216
THE PAS	-	163	163	-	193	193	-	192	192
THOMPSON	-	239	239	-	274	274	-	259	259
NORTHERN REGION	-	195	195	-	245	245	-	237	237
SOUTHERN REGION	235	120	124	284	165	168	274	160	163
RURAL	235	158	159	284	199	201	274	192	193
MANITOBA	197	331	322	224	377	366	218	366	355

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	13.3	13.5	13.3	10.7	10.0	10.0
BRANDON	25.3	19.1	19.5	11.2	13.4	13.4
DAUPHIN	-	X	X	-	X	X
PORTAGE LA PRAIRIE	-	51.3	51.3	-	47.4	47.4
SELKIRK	-	24.6	24.6	-	23.4	23.4
THE PAS	-	18.4	18.4	-	17.8	17.8
THOMPSON	-	14.6	14.6	-	8.4	8.4
NORTHERN REGION	-	25.6	25.6	-	21.5	21.5
SOUTHERN REGION	20.9	37.5	35.5	16.6	33.3	31.5
RURAL	20.9	25.9	26.4	16.6	21.5	21.4
MANITOBA	13.7	13.9	13.7	10.7	10.6	10.2

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	26	46	44	21	34	33
BRANDON	68	57	58	30	40	40
DAUPHIN	-	X	X	-	X	X
PORTAGE LA PRAIRIE	-	39	39	-	36	36
SELKIRK	-	43	43	-	41	41
THE PAS	-	30	30	-	29	29
THOMPSON	-	35	35	-	20	20
NORTHERN REGION	-	50	50	-	42	42
SOUTHERN REGION	49	45	44	39	40	39
RURAL	49	41	42	39	34	34
MANITOBA	27	46	44	21	35	33

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	336	336	X	387	387
BRANDON	-	305	305	-	354	354
RURAL	-	237	237	-	284	284
MANITOBA	X	334	334	X	385	385

LOCATION	AFTER RECOMMENDATION			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	368	368	X	369	369
BRANDON	-	331	331	-	331	331
RURAL	-	265	265	-	265	265
MANITOBA	X	366	366	X	367	367

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1983

TABLE II-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	15.2	15.2	X	9.5	9.5	X	9.8	9.8
BRANDON	-	16.1	16.1	-	8.5	8.5	-	8.5	8.5
RURAL	-	19.8	19.8	-	11.8	11.8	-	11.8	11.8
MANITOBA	X	15.3	15.3	X	9.6	9.6	X	9.9	9.9

TABLE II-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	51	51	X	32	32	X	33	33
BRANDON	-	49	49	-	26	26	-	26	26
RURAL	-	47	47	-	28	28	-	28	28
MANITOBA	X	51	51	X	32	32	X	33	33

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	AFTER RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	-	336	336	-	387	387
BRANDON	-	X	X	-	X	X
RURAL	-	138	138	-	205	205
MANITOBA	-	335	335	-	387	387

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	-	380	380	-	378	378
BRANDON	-	X	X	-	X	X
RURAL	-	190	190	-	190	190
MANITOBA	-	379	379	-	377	377

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	-	15.2	15.2	-	13.1	13.1	-	12.5	12.5
BRANDON	-	X	X	-	X	X	-	X	X
RURAL	-	48.6	48.6	-	37.7	37.7	-	37.7	37.7
MANITOBA	-	15.5	15.5	-	13.1	13.1	-	12.5	12.5

TABLE II-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	-	51	51	-	44	44	-	42	42
BRANDON	-	X	X	-	X	X	-	X	X
RURAL	-	67	67	-	52	52	-	52	52
MANITOBA	-	52	52	-	44	44	-	42	42

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	PRIOR TO RENT INCREASE 1983/84 FISCAL YR.	PRIOR TO RENT INCREASE TOTAL 1983	AFTER RENT INCREASE 1982/83 FISCAL YR.	AFTER RENT INCREASE 1983/84 FISCAL YR.	AFTER RENT INCREASE TOTAL 1983
WINNIPEG	X	336	336	X	387	387
BRANDON	-	307	307	-	356	356
RURAL	-	248	248	-	293	293
MANITOBA	X	333	333	X	384	384

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	AFTER RECOMMENDATION 1983/84 FISCAL YR.	AFTER RECOMMENDATION TOTAL 1983	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1983
WINNIPEG	X	360	360	X	363	363
BRANDON	-	331	331	-	334	334
RURAL	-	274	274	-	273	273
MANITOBA	X	357	357	X	360	360

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1983

TABLE II-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	15.2	15.2	X	7.1	7.1	X	8.0	8.0
BRANDON	-	16.0	16.0	-	7.8	7.8	-	8.8	8.8
RURAL	-	18.1	18.1	-	10.5	10.5	-	10.1	10.1
MANITOBA	X	15.3	15.3	X	7.2	7.2	X	8.1	8.1

TABLE II-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1983
WINNIPEG	X	51	51	X	24	24	X	27	27
BRANDON	-	49	49	-	24	24	-	27	27
RURAL	-	45	45	-	26	26	-	25	25
MANITOBA	X	51	51	X	24	24	X	27	27

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

SECTION III

1984

RENT

INCREASES

1984 ACTIVITIES

APPLICATIONS:

The latter part of the 1983/84 fiscal year includes the early months of 1984 (January to March) where a significant number of tenancy agreements fall due for renewal. By the end of the fiscal year the Rent Regulation Bureau had received applications for 1984 rent increases above the guideline affecting 5,653 rental units. Every effort is made to issue as many recommendations as possible prior to the effective date of the rent increase.

OBJECTIONS:

The rate of tenant objections to rent increases at or below the guideline (6% in 1984) seems to follow the level of 1983 at about 3 to 4 objections per 1,000 guideline amount increases in rent.

APPEALS:

Tenant appeals exceeded landlord appeals in the early stages of the 1984 phase of the program. Appeals with respect to 50 rental units were processed. The period of peak activities for the appeal function lags approximately 3 months behind the peak activity period for the Bureau.

REHABILITATION:

Applications for rehabilitation projects containing 84 rental units were received, processed, and approved.

EXEMPTIONS:

There were no applications for exemption by the end of the fiscal year with respect to the 84 approved rehabilitation units.

STATISTICAL SUMMARY FOR MANITOBA

LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	5,653	5,653	100.0
PROCESSED	-	1,794	1,794	31.7
PENDING	-	3,859	3,859	68.3
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	-	94	94	5.2
- RENT ALLOWED AS REQUESTED	-	1,151	1,151	64.2
- ALLOWED LESS THAN REQUESTED	-	549	549	30.6
	-	1,794	1,794	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	-	119	119	100.0
PROCESSED	-	25	25	21.0
PENDING	-	94	94	79.0
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	-	10	10	40.0
- LANDLORD REQUESTED RENT UPHELD	-	4	4	16.0
- LANDLORD REQUESTED RENT REDUCED	-	4	4	16.0
- OBJECTIONS REJECTED	-	7	7	28.0
	-	25	25	100.0

STATISTICAL SUMMARY FOR MANITOBA

APPEALED 1984 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPEALS BY LANDLORDS	-	97	97	45.5
APPEALS BY TENANTS*	-	116+1	116+1	54.5
TOTAL UNITS APPEALED	-	213	213	100.0
APPEALS PROCESSED	-	50	50	23.5
PENDING	-	163	163	76.5
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	-	18	18	36.0
- RECOMMENDATION INCREASED	-	4	4	8.0
- RECOMMENDATION DECREASED	-	28	28	56.0
	-	50	50	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR MANITOBA

1984 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	84	84	100.0
PROCESSED	-	84	84	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	84	84	100.0
- REJECTED	-	-	-	-
	-	84	84	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	-	-	-
PROCESSED	-	-	-	-
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	-	-	-
	-	-	-	-

STATISTICAL SUMMARY FOR WINNIPEG

LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	5,321	5,321	100.0
PROCESSED	-	1,612	1,612	30.3
PENDING	-	3,709	3,709	69.7
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	-	92	92	5.7
- RENT ALLOWED AS REQUESTED	-	1,033	1,033	64.1
- ALLOWED LESS THAN REQUESTED	-	487	487	30.2
	-	1,612	1,612	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	-	93	93	100.0
PROCESSED	-	13	13	14.0
PENDING	-	80	80	86.0
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	-	5	5	38.5
- LANDLORD REQUESTED RENT UPHELD	-	2	2	15.4
- LANDLORD REQUESTED RENT REDUCED	-	-	-	-
- OBJECTIONS REJECTED	-	6	6	46.1
	-	13	13	100.0

STATISTICAL SUMMARY FOR WINNIPEG

APPEALED 1984 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPEALS BY LANDLORDS	-	76	76	42.7
APPEALS BY TENANTS*	-	102+1	102+1	57.3
TOTAL UNITS APPEALED	-	178	178	100.0
APPEALS PROCESSED	-	49	49	27.5
PENDING	-	129	129	72.5
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	-	17	17	34.7
- RECOMMENDATION INCREASED	-	4	4	8.2
- RECOMMENDATION DECREASED	-	28	28	57.1
	-	49	49	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR WINNIPEG

1984 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	84	84	100.0
PROCESSED	-	84	84	100.0
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	84	84	100.0
- REJECTED	-	-	-	-
	-	84	84	100.0

APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	-	-	-
PROCESSED	-	-	-	-
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	-	-	-
	-	-	-	-

STATISTICAL SUMMARY FOR RURAL MANITOBA

LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	332	332	100.0
PROCESSED	-	182	182	54.8
PENDING	-	150	150	45.2
DISPOSITION OF PROCESSED UNITS:				
- ROLLBACK TO GUIDELINE	-	2	2	1.1
- RENT ALLOWED AS REQUESTED	-	118	118	64.8
- ALLOWED LESS THAN REQUESTED	-	62	62	34.1
	-	182	182	100.0

TENANT OBJECTIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
OBJECTIONS TO GUIDELINE OR LESS INCREASES	-	26	26	100.0
PROCESSED	-	12	12	46.2
PENDING	-	14	14	53.8
DISPOSITION OF PROCESSED OBJECTIONS:				
- WITHDRAWN BY TENANT	-	5	5	41.7
- LANDLORD REQUESTED RENT UPHELD	-	2	2	16.7
- LANDLORD REQUESTED RENT REDUCED	-	4	4	33.3
- OBJECTIONS REJECTED	-	1	1	8.3
	-	12	12	100.0

STATISTICAL SUMMARY FOR RURAL MANITOBA

APPEALED 1984 RECOMMENDATIONS

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPEALS BY LANDLORDS	-	21	21	60.0
APPEALS BY TENANTS*	-	14	14	40.0
TOTAL UNITS APPEALED	-	35	35	100.0
APPEALS PROCESSED	-	1	1	2.9
PENDING	-	34	34	97.1
DISPOSITION OF PROCESSED APPEALS:				
- RECOMMENDATION UPHELD	-	1	1	100.0
- RECOMMENDATION INCREASED	-	-	-	-
- RECOMMENDATION DECREASED	-	-	-	-
	-	1	1	100.0

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR RURAL MANITOBA

1984 APPLICATIONS FOR REHABILITATION

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	-	-	-
PROCESSED	-	-	-	-
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	-	-	-
	-	-	-	-

APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

	1982/83 FISCAL YEAR	1983/84 FISCAL YEAR	TOTAL 1984	%
CARRIED FORWARD	-	-	-	-
APPLIED	-	-	-	-
PROCESSED	-	-	-	-
PENDING	-	-	-	-
DISPOSITION OF PROCESSED UNITS:				
- APPROVED	-	-	-	-
- REJECTED	-	-	-	-
	-	-	-	-

1984 STATISTICAL OVERVIEW

RENT LEVELS:

Rent level data in Table III - 1 is based on early 1984 recommendations and is not necessarily indicative of typical amounts for the various locations. Brandon rent levels are highest and recommended amounts are nearest the requested amounts amony the listed communities. Data is too limited to allow any further inferences.

RENT INCREASES:

Initial statistics based on 1,700 issued recommendations reflect generally more moderate requests for rent increases. This trend is reflected as follows:

RENT INCREASES

1982		1983		1984	
REQUESTED	RECOMMENDED	REQUESTED	RECOMMENDED	REQUESTED	RECOMMENDED
$48	$29	$44	$33	$30	$25
Difference $19		$11		$5	

The above comparison also seems to indicate a growing development toward a closer relationship between rent increases requested and rent increases that can be justified on a cost increase basis.

The small number of dispositions under the appeal process preclude any meaningful evaluation in this area at this time.

1984

TABLE III-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE			AFTER RECOMMENDATION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	319	319	-	348	348	-	343	343
BRANDON	-	427	427	-	465	465	-	461	461
DAUPHIN	-	-	-	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	153	153	-	180	180	-	173	173
SELKIRK	-	237	237	-	296	296	-	284	284
THE PAS	-	-	-	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X	-	X	X
NORTHERN REGION	-	350	350	-	371	371	-	361	361
SOUTHERN REGION	-	227	227	-	261	261	-	258	258
RURAL	-	229	229	-	264	264	-	259	259
MANITOBA	-	324	324	-	354	354	-	349	349

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE III-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	9.1	9.1	-	7.5	7.5
BRANDON	-	8.9	8.9	-	8.0	8.0
DAUPHIN	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	17.6	17.6	-	13.1	13.1
SELKIRK	-	24.9	24.9	-	19.8	19.8
THE PAS	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X
NORTHERN REGION	-	6.0	6.0	-	3.1	3.1
SOUTHERN REGION	-	15.0	15.0	-	13.7	13.7
RURAL	-	15.3	15.3	-	13.1	13.1
MANITOBA	-	9.3	9.3	-	7.7	7.7

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	29	29	-	24	24
BRANDON	-	38	38	-	34	34
DAUPHIN	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	27	27	-	20	20
SELKIRK	-	59	59	-	47	47
THE PAS	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X
NORTHERN REGION	-	21	21	-	11	11
SOUTHERN REGION	-	34	34	-	31	31
RURAL	-	35	35	-	30	30
MANITOBA	-	30	30	-	25	25

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	321	321	-	359	359
BRANDON	-	-	-	-	-	-
RURAL	-	281	281	-	325	325
MANITOBA	-	320	320	-	359	359

LOCATION	AFTER RECOMMENDATION			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	343	343	-	339	339
BRANDON	-	-	-	-	-	-
RURAL	-	322	322	-	322	322
MANITOBA	-	343	343	-	339	339

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

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TABLE III-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1984	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1984
WINNIPEG	-	11.8	11.8	-	6.9	6.9	-	5.6	5.6
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	15.7	15.7	-	14.6	14.6	-	14.6	14.6
MANITOBA	-	12.2	12.2	-	7.2	7.2	-	5.9	5.9

TABLE III-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1984	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1984
WINNIPEG	-	38	38	-	22	22	-	18	18
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	44	44	-	41	41	-	41	41
MANITOBA	-	39	39	-	23	23	-	19	19

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	AFTER RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	310	310	-	341	341
BRANDON	-	-	-	-	-	-
RURAL	-	281	281	-	325	325
MANITOBA	-	308	308	-	340	340

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	338	338	-	336	336
BRANDON	-	-	-	-	-	-
RURAL	-	322	322	-	322	322
MANITOBA	-	337	337	-	335	335

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

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TABLE III-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	10.0	10.0	-	9.0	9.0	-	8.4	8.4
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	15.7	15.7	-	14.6	14.6	-	14.6	14.6
MANITOBA	-	10.4	10.4	-	9.4	9.4	-	8.8	8.8

TABLE III-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			RECOMMENDED			AFTER APPEAL PANEL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	31	31	-	28	28	-	26	26
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	44	44	-	41	41	-	41	41
MANITOBA	-	32	32	-	29	29	-	27	27

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	AFTER RENT INCREASE 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	325	325	-	367	367
BRANDON	-	-	-	-	-	-
RURAL	-	-	-	-	-	-
MANITOBA	-	325	325	-	367	367

LOCATION	AFTER RECOMMENDATION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	345	345	-	341	341
BRANDON	-	-	-	-	-	-
RURAL	-	-	-	-	-	-
MANITOBA	-	345	345	-	341	341

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

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TABLE III-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1984	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1984
WINNIPEG	-	12.9	12.9	-	6.2	6.2	-	4.9	4.9
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	-	-	-	-	-	-	-	-
MANITOBA	-	12.9	12.9	-	6.2	6.2	-	4.9	4.9

TABLE III-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED 1982/83 FISCAL YR.	REQUESTED 1983/84 FISCAL YR.	REQUESTED TOTAL 1984	RECOMMENDED 1982/83 FISCAL YR.	RECOMMENDED 1983/84 FISCAL YR.	RECOMMENDED TOTAL 1984	AFTER APPEAL PANEL DECISION 1982/83 FISCAL YR.	AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR.	AFTER APPEAL PANEL DECISION TOTAL 1984
WINNIPEG	-	42	42	-	20	20	-	16	16
BRANDON	-	-	-	-	-	-	-	-	-
RURAL	-	-	-	-	-	-	-	-	-
MANITOBA	-	42	42	-	20	20	-	16	16

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-13: AVERAGE RENT LEVELS ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

LOCATION	PRIOR TO RENT INCREASE			AFTER RENT INCREASE			AFTER FINAL DECISION		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	319	319	-	348	348	-	343	343
BRANDON	-	427	427	-	465	465	-	461	461
DAUPHIN	-	-	-	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	153	153	-	180	180	-	173	173
SELKIRK	-	237	237	-	296	296	-	284	284
THE PAS	-	-	-	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X	-	X	X
NORTHERN REGION	-	350	350	-	371	371	-	361	361
SOUTHERN REGION	-	227	227	-	261	261	-	258	258
RURAL	-	229	229	-	264	264	-	259	259
MANITOBA	-	324	324	-	354	354	-	349	349

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-14: AVERAGE PERCENTAGE INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			ALLOWED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	9.1	9.1	-	7.5	7.5
BRANDON	-	8.9	8.9	-	8.0	8.0
DAUPHIN	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	17.6	17.6	-	13.1	13.1
SELKIRK	-	24.9	24.9	-	19.8	19.8
THE PAS	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X
NORTHERN REGION	-	6.0	6.0	-	3.1	3.1
SOUTHERN REGION	-	15.0	15.0	-	13.7	13.7
RURAL	-	15.3	15.3	-	13.1	13.1
MANITOBA	-	9.3	9.3	-	7.7	7.7

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE III-15: AVERAGE DOLLAR INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

LOCATION	REQUESTED			ALLOWED		
	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984	1982/83 FISCAL YR.	1983/84 FISCAL YR.	TOTAL 1984
WINNIPEG	-	29	29	-	24	24
BRANDON	-	38	38	-	34	34
DAUPHIN	-	-	-	-	-	-
PORTAGE LA PRAIRIE	-	27	27	-	20	20
SELKIRK	-	59	59	-	47	47
THE PAS	-	-	-	-	-	-
THOMPSON	-	X	X	-	X	X
NORTHERN REGION	-	21	21	-	11	11
SOUTHERN REGION	-	34	34	-	31	31
RURAL	-	35	35	-	30	30
MANITOBA	-	30	30	-	25	25

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.